



Friars Place Lane, W3

£1,500,000 Freehold

A truly spectacular four-bedroom semi-detached family house with off street parking and good size garden in the sought after Poet's Corner.

Reception Room | Kitchen / Family Room | 4 Bedrooms | En Suite Bathroom | En Suite Shower Room | 2 Shower Rooms | Study | Garden | 2,364 Sq Ft / 220 Sq M | Council Tax Band F | EPC Rating Band C

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LOCATION

Friars Place Lane is amongst Acton's most desirable streets, within easy reach of a variety of amenities, including health clubs such as Mode Club, Park Club and David Lloyd, with the open spaces of Acton and Ravenscourt Parks also within easy reach. A variety of pubs, restaurants and cafes are close by, whilst a variety of transport links offer easy access both in and out of the city.

DESCRIPTION

This wonderful house has been extended and refurbished throughout by the existing owners to exacting standards. The property comprises entrance hall, large open plan reception/kitchen with direct access to the south-west facing garden. There is also a utility room on the ground floor as well as a study. The first floor offers three bedrooms and two bathrooms, one of which is en suite. The top floor is the principle bedroom, with an ensuite bathroom and walk in wardrobe. The property further benefits from off-street parking and is being sold with no onward chain.





LOCAL AUTHORITY
Ealing Council

TENURE
Freehold.

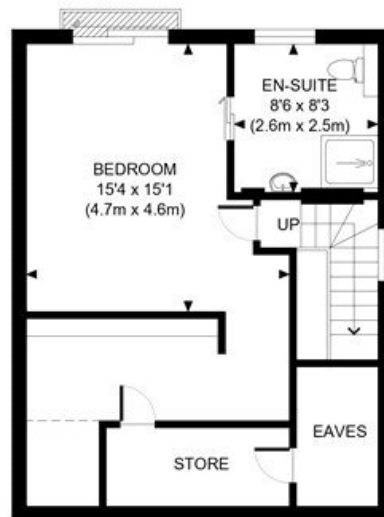
PRICE: £1,500,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1229 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 535 SQ FT
FLOOR AREA WITHOUT EAVES 492 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 600 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES: 2364 SQ FT/ 220 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES: 2321 SQ FT/ 216 SQM

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FRIARS PLACE LANE, W3

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PROPERTY PHOTO PLANS
DO NOT STOP STOP FOR PROPERTY MEASUREMENTS

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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